

# **BRUSH CREEK MINOR SUBDIVISION GENERAL PLAN AMENDMENT, PREZONING AND TENTATIVE MAP**

2210, 2200 Brush Creek Rd and 0 Bridgewood Dr

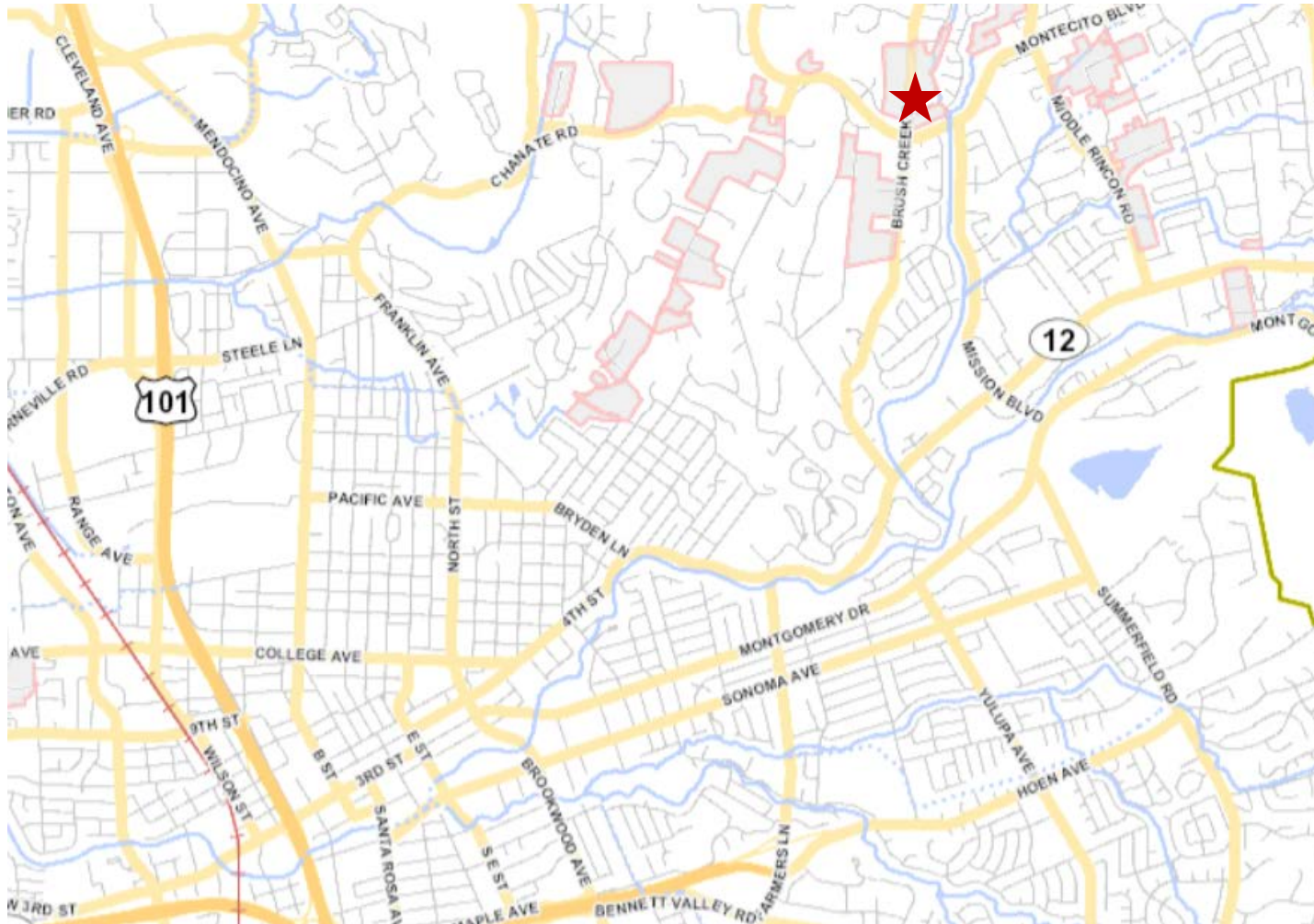
July 14, 2022

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Planning and Economic Development

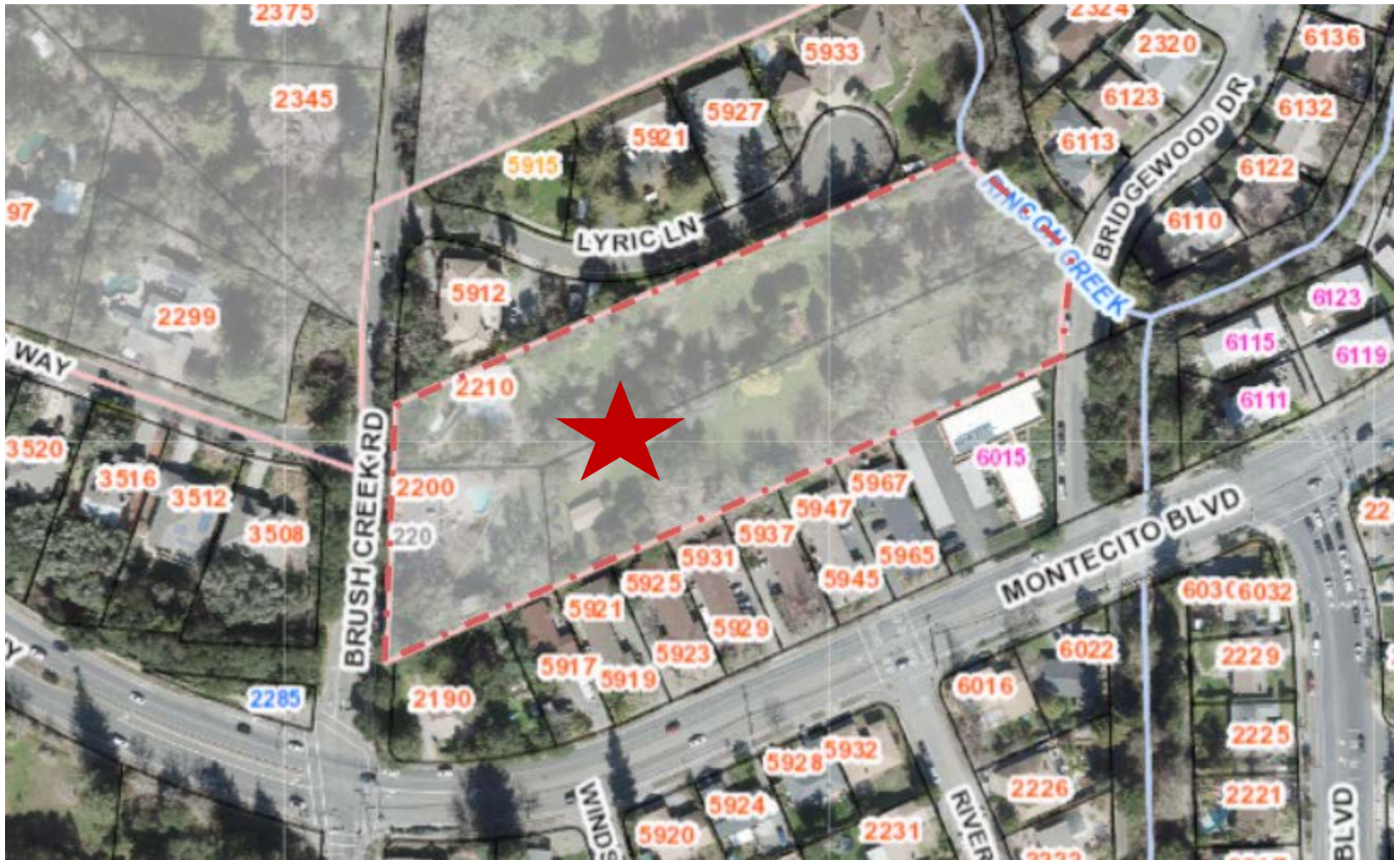
- General Plan Amendment
  - ✓ 2210 Brush Creek Rd – Very Low to Low Density Residential
- Rezoning
  - ✓ 2210 Brush Creek Rd – R-1-6 (Single-Family Residential)
  - ✓ 2200 Brush Creek Rd/ 0 Bridgewood Dr – RR-20 (Rural Residential)
- Tentative Map
  - ✓ 2210 Brush Creek Rd – subdivide into 4 lots and a remainder parcel (Subdivision Committee for review at a future date)

<b>Nov 26, 2018</b>	Neighborhood Meeting
<b>May 28, 2020</b>	Project applications submitted
<b>June 11, 2020</b>	Tribes notified per AB 52 for general project review
<b>Jan 11, 2021</b>	Tribes notified per SB 18 for General Plan amendments
<b>May 27, 2021</b>	Waterways Advisory Committee review
<b>July 2, 2021</b>	Initial Study/Mitigated Negative Declaration
<b>July 2, 2021</b>	Notice of application
<b>Nov 18, 2021</b>	Planning Commission approved resolutions
<b>May 5, 2022</b>	Tribal consultation with the Federated Indians of the Graton Ranchera – request tribal monitor
<b>May 13, 2022</b>	LAFCO requested remainder of County island be added – project revised to include two additional parcels
<b>July 1, 2022</b>	Updated Initial Study/Mitigated Negative Declaration
<b>July 1, 2022</b>	Notice of Public Hearing

# Project Location



# Project Location





## 2210 Brush Creek Rd

### EXISTING

### PROPOSED

General Plan	Very Low Density Residential (0.2 - 2 du/ac)	Low Density Residential (2 - 8 du/ac)
Zoning	N/A	R-1-6 (Single-Family Residential)

## 2200 Brush Creek Rd and 0 Bridgewood

### EXISTING

### PROPOSED

General Plan	Very Low Density Residential (0.2 - 2 du/ac)	No Change
Zoning	N/A	RR-20 (Rural Residential)

- Concerns regarding traffic impacts and the elimination of open space in a fire-prone area
  - ✓ City Traffic Division – the proposed subdivision would not generate an amount of traffic that would impact Level of Service (LOS)
  - ✓ Project would be below the 110 vehicle trips per day that would trigger Vehicle Miles Traveled (VMT) analysis
  - ✓ Site is designated by the General Plan for housing, not open space
  - ✓ Necessary public and onsite improvements will be determined at the time of the Tentative Parcel Map



# Environmental Review

## California Environmental Quality Act (CEQA)

- An Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA)
- The project would result in potentially significant impacts in:
  - ✓ Air Quality
  - ✓ Biological Resources
  - ✓ Cultural Resources
  - ✓ Geology & Soils
- Impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures

It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions:

1. Recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Recommend that the City Council Prezone the properties located at 2200 and 2210 Brush Creek Road and 0 Bridgewood Drive consistent with the General Plan land use designations.

## Questions

Jessica Jones

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